

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, December 3, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - Case: P13-089 Minor Site Plan Interim Use
 - Applicant: M-C Plaza VI & VII, LLC
 - Attorney: Charles Harrington, Esq
 - Review Planner: Maryann Bucci-Carter, PP, AICP
 - Address: 200 Greene Street
 - Block: 11603 Lot: 31
 - Zone: Exchange Place North Redevelopment Plan
 - Description: Construction Sign
7. New Business:
8. Adopt 2014 calendar
9. Review and discussions of amendments to the Land Development Ordinance pertaining to signage standards. Formal action may be taken.
10. Review and discussions of amendments to the Land Development Ordinance pertaining to R-1 side yard setback requirements. Formal action may be taken.
11. Case: P13-007 Minor subdivision
 - Applicant: Dharam Mehta
 - Attorney: Allen Hantman, Esq.
 - Review Planner: Kristin Russell
 - Address: 257-259 Halladay St.
 - Block: 20102 Lot: 45
 - Zone: Morris Canal Redevelopment Plan
 - Description: Subdivision of one lot into two conforming lots.
12. Case: P13-052 Preliminary & Final Major Site Plan
 - Applicant: Cheesecake Lofts LLC
 - Attorney: James Burke
 - Review Planner: Kristin Russell
 - Address: 251 Newark Ave.
 - Block: 11110 Lot: 5
 - Zone: Village Redevelopment Plan
 - Description: New 5-story mixed use building with 1,147 sf ground floor retail, garaged parking for 12 vehicles, and 20 residential units above.

Carried from November 12, 2013
13. Case: P13-053.1 Amended Final Major Site Plan
 - Applicant: 360 9th St., LLC
 - Attorney: Charles Harrington, Esq.
 - Review Planner: Kristin Russell
 - Address: 364 Ninth St.
 - Block: 6902 Lot: 29
 - Zone: Ninth & Brunswick Redevelopment Plan
 - Description: Original approval granted August 20, 2013. Amendments include phasing the project and floorplan modifications.
14. Case: P13-040.1 Amended Final Major Site Plan
 - Applicant: Jersey Avenue MM, LLC
 - Attorney: Charles Harrington
 - Review Planner: Jeff Wenger
 - Address: 532-536 Jersey Avenue; 168-170 Columbus Drive
 - Block: 12704 Lot: 20, 21, 28, 29
 - Zone: Newark Avenue Downtown Redevelopment Plan
 - Description: Original approval granted June 18, 2013. Amendment to add underground parking.
15. Case: P13-076 Minor Site Plan with deviations
 - Applicant: Forman Sign Company
 - Attorney: Gary Smith
 - Review Planner: Jeff Wenger
 - Address: 3000 Kennedy Blvd.
 - Block: 6502 Lot: 13.20
 - Zone: Journal Square 2060 Redevelopment Plan
 - Description: Sign installation
 - Deviation: Sign height.

16.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviation:

P13-079

TRFDP- Jackson Green LLC

Charles Harrington

Jeff Wenger

659-661 Ocean Ave.

22602

Lot: 8, 9, 10, 11

MLK Drive Redevelopment Plan

Subdivision of 4 lots into 8.

Minimum lot size

Preliminary and Final Major Subdivision with deviations
17.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviation:

P13-080

TRFDP- Jackson Green LLC

Charles Harrington

Jeff Wenger

659-661 Ocean Ave.

22602

Lot: 8, 9, 10, 11

MLK Drive Redevelopment Plan

Construction of 15 unit affordable townhouse development

Minimum lot size

Preliminary and Final Major Site Plan with deviations
18.

Memorialization of Resolutions
19.

Executive Session, as needed, to discuss litigation, personnel or other matters
20.

Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD